

The Anchor Public House, The Street, Walberswick, IP18 6UA

**Proposed PV Panels to the parapet flat roof of the east dining area, Lodge units A & B and to the roof of The Piggery**

**17/01/2022**

**1. Opinion**

In the opinion of the Planning Advisory Group the proposed works should be **refused**, and the scheme should be amended and re-submitted, for the reasons stated in sections 4 and 5, below.

**2. Description**

The proposal relates to the installation of Solar Photovoltaic tiles to the flat roof over the dining area of the main building, to the roofs of two Lodge ranges and to the south facing roof of The Piggery.

**3. Policy background**

Policies from the Local Plan that are relevant here are;

Policy SCLP 11.3 (Historic Environment), Policy SCLP 11.5 (Conservation Areas), Policy SCLP 11.6 (Non-designated Heritage Assets).

**SCLP 11.3 Historic Environment:**

States that development should make a positive contribution to the historic environment.

**SCLP 11.5 Conservation Areas:**

Clause a) states that proposals should demonstrate a clear understanding of the significance of the conservation area alongside an assessment of the potential impact of the proposal on that significance;

Clause b) states that proposals should **preserve or enhance** the character and appearance of the Conservation Area.

Clause c) states that proposals should be of appropriate design, scale, form, height, massing and position.

### **SCLP 11.6 Non-designated Heritage Assets:**

States that Applications... which result in harm to the significance of a Non-Designated Heritage Asset will be judged based on the balance of the scale of any harm or loss, and the significance of the heritage asset.

**Section 9** (Climate Change) of the Suffolk Coastal Local Plan (adopted September 2020) states:

“9.7 Solar panel developments can range in scale from installations on individual buildings to solar farms, and can range in type, from in-built solar panels to mounted solar panels. Solar panel schemes will generally be supported, particularly in new development. Careful consideration will be given to the visual impact in sensitive locations including through design, siting and, where possible, natural screening”.

**The Walberswick Conservation Area Appraisal** (adopted Dec 2013) is also relevant, particularly with regard to identifying buildings which contribute positively to the Conservation Area, as well as the need to enhance and protect Conservation Areas.

## **4. Comment**

The Anchor Public House is located within the Walberswick Conservation Area, and the main building and The Piggery are identified within the appraisal document as contributing positively to the Conservation Area.

It is believed that The Piggery meets ESC criteria for non-designated heritage asset (NDHA) status, specifically;

- Aesthetic value (Architectural and artistic interest)
- Integrity (Architectural interest)
- Group value (Architectural interest)
- Rarity (Historic interest)

It is considered that PV panels to the south elevation of The Piggery would have a detrimental impact on the visual qualities of this understated structure and would be visible in wider views from the AONB looking towards the Conservation Area.

The panels to the south facing roof pitch of The Piggery should be omitted from the scheme. The same number of panels could be located to either the flat roof over the dining room or to the roof over the pair of new lodges (unbuilt at the time of comment) for which consent has been secured (see DC/21/4660/FUL, approved 13/12/21).

A visual assessment detailing the impact the proposed scheme would have on views of the site from the Conservation Area and the AONB should be provided as part of this application and / or any resubmitted proposal.

*It should be noted that the proposed elevations, submitted as part of the application, are incorrectly titled as existing on the submitted drawings, and no elevations / sections showing the PV panels to the rear dining room and the existing parapet have been provided.*

## **5.0 Conclusion**

It must be stated that The Anchor is a valued village asset, and the desire to reduce running costs and improve sustainability is supported.

The PV panels proposed to the east dining room will apparently be hidden by virtue of an existing parapet. It would be helpful if this had been backed by elevations and / or a section showing the screening afforded by the parapet.

The panels proposed to the chalet ranges will be highly visible from the surrounding car park and garden areas and will be glimpsed from The Street. It is also likely the panels will be visible from the Public Footpath (no.16) to the east of the site, and from the dunes to the south and east. No information regarding this impact has been provided.

The impact the proposed panels would have on the south elevation of The Piggery, a building identified as contributing positively to the Conservation Area, is considered to be detrimental and unacceptable.

The submitted scheme should be amended to remove the panels proposed to The Piggery. A resubmitted scheme should provide information clarifying the issue of impact on the Conservation Area and the AONB for the other buildings.